

RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
Managing Director

JOHN STUFFLEBEAN, P.E.
Director

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Deputy Director



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
<http://www.mauicounty.gov/water>

November 4, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Richard T. Bissen, Jr. 11/5/25
Mayor Date

For Transmittal to:

Honorable Tamara Paltin, Chair
Disaster Recovery, International Affairs,
and Planning Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Paltin:

SUBJECT: BILL 163 (2025), BILL 164 (2025), AND BILL 165 (2025), TO AMEND THE MAUI ISLAND PLAN'S DIRECTED GROWTH MAP C5 (PULEHU ROAD), AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION, AND CHANGE THE ZONING FOR 166.511 ACRES SITUATED AT KAHULUI, HAWAII (HOONANI VILLAGE) (DRIP-19)

Thank you for your letter dated November 3, 2025 regarding the above-agenda item. Please find Department of Water Supply's response:

1. If all units were rented at 140 percent of Maui County's area median income and below, would this exempt the project from the County's Water Availability Policy? Why or why not?

Response:

Maui County Code Chapter 14.12.020 applies to all subdivisions, unless exempted under section 14.12.030. Exemptions include residential workforce housing units developed by a qualified housing provider under chapter 2.96; and residential development projects with 100 percent

"By Water All Things Find Life"

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affordable housing units. The code does not address rental units, so it does not appear that an exemption applies.

2. The project also proposes commercial, office, retail, hospitality, and light industrial uses throughout various project phases. How would the County's Water Availability Policy apply if the project contains phases that contain non-residential components that may not address affordable housing needs?

Response:

If the project is subdivided, the entire parcel may be subject to the County's Availability Policy. However, if the project is developed in phases, each phase may be reviewed for compliance with Maui County Code Chapter 14.12. In such case, commercial and industrial development would not be subject to the County's Availability Policy, according to the definition of "Subdivision" in Maui County Code Chapter 14.01.20: "*Subdivision*" means improved or unimproved land or lands divided into two or more lots, parcels, sites, or other divisions of land for the purpose, whether immediate or in the future, of sale, lease, rental, transfer of title to or interest in, any or all of such parcels, and includes the process of consolidation and resubdivision, and, when appropriate to the context, shall relate to the process of subdividing land. The term also includes the construction of a building or group of buildings, other than a hotel, on a single lot, parcel, or site which will contain, result, or be divided into four or more dwelling units, including planned developments pursuant to [chapter 19.32](#) of this code, condominium projects established pursuant to Hawai'i Revised Statutes, or other forms of development, provided, that unless requested by the developer, condominium projects shall not be required to install separate water meters for each condominium unit."

If you require additional information, please free to contact me. Thank you in advance.

Sincerely,



JOHN STUFFLEBEAN, P.E.
Director

JS:EB:lk

DRIP Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Wednesday, November 5, 2025 8:52 AM
To: DRIP Committee
Cc: Cynthia E. Sasada; Didi A. Hamai; Erin A. Wade; Josiah K. Nishita; Kelii P. Nahooikaika; James A. Landgraf; John Stufflebean; Linda K. Kimura
Subject: MT#11288-Bill 163 MT#11289 Bill 163
Attachments: MT#11288-DRIP Committee.pdf; MT#11289-DRIP Committee.pdf

Michelle L. Santos
Secretary I
Office of the Mayor
County of Maui
808-270-7855

